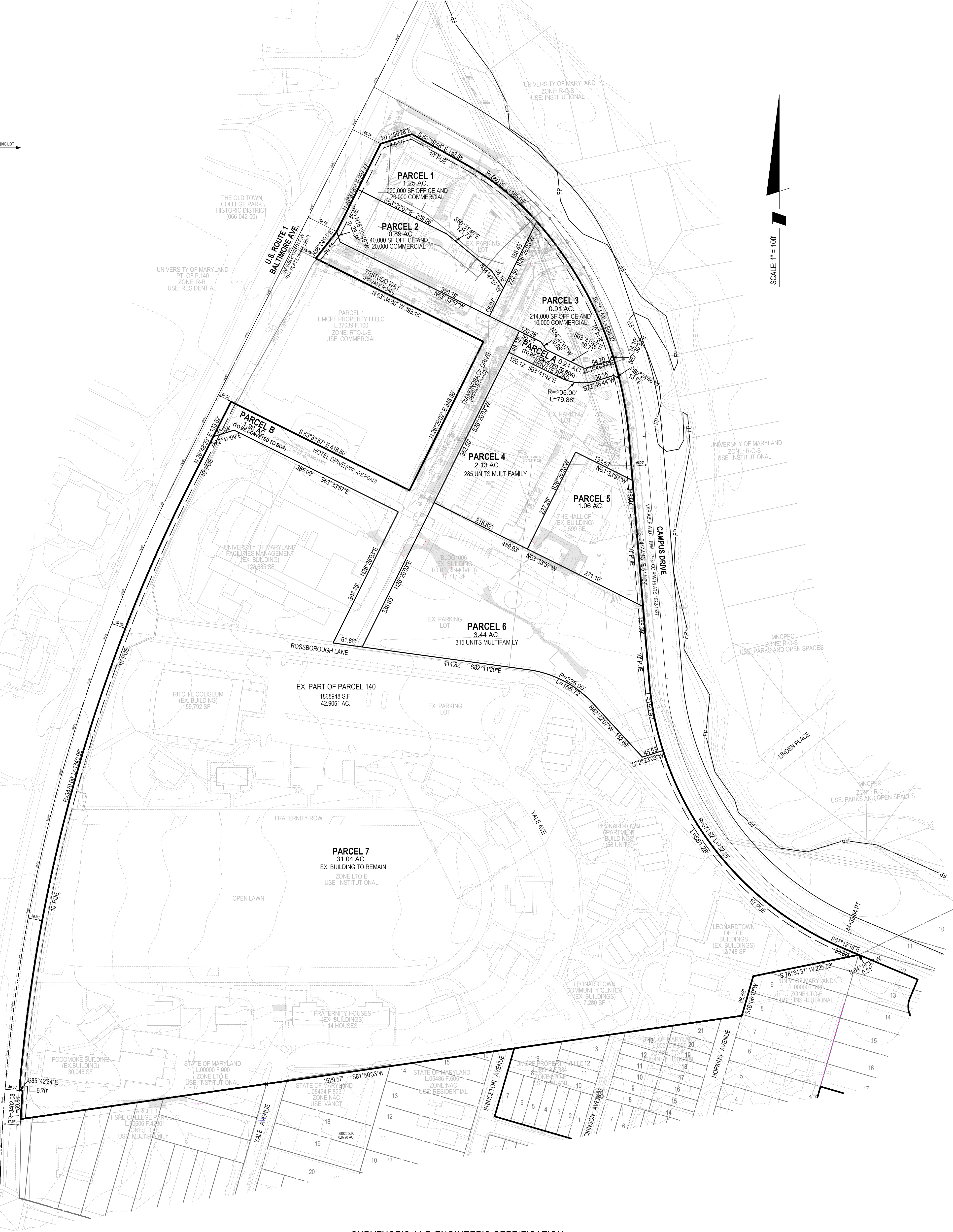
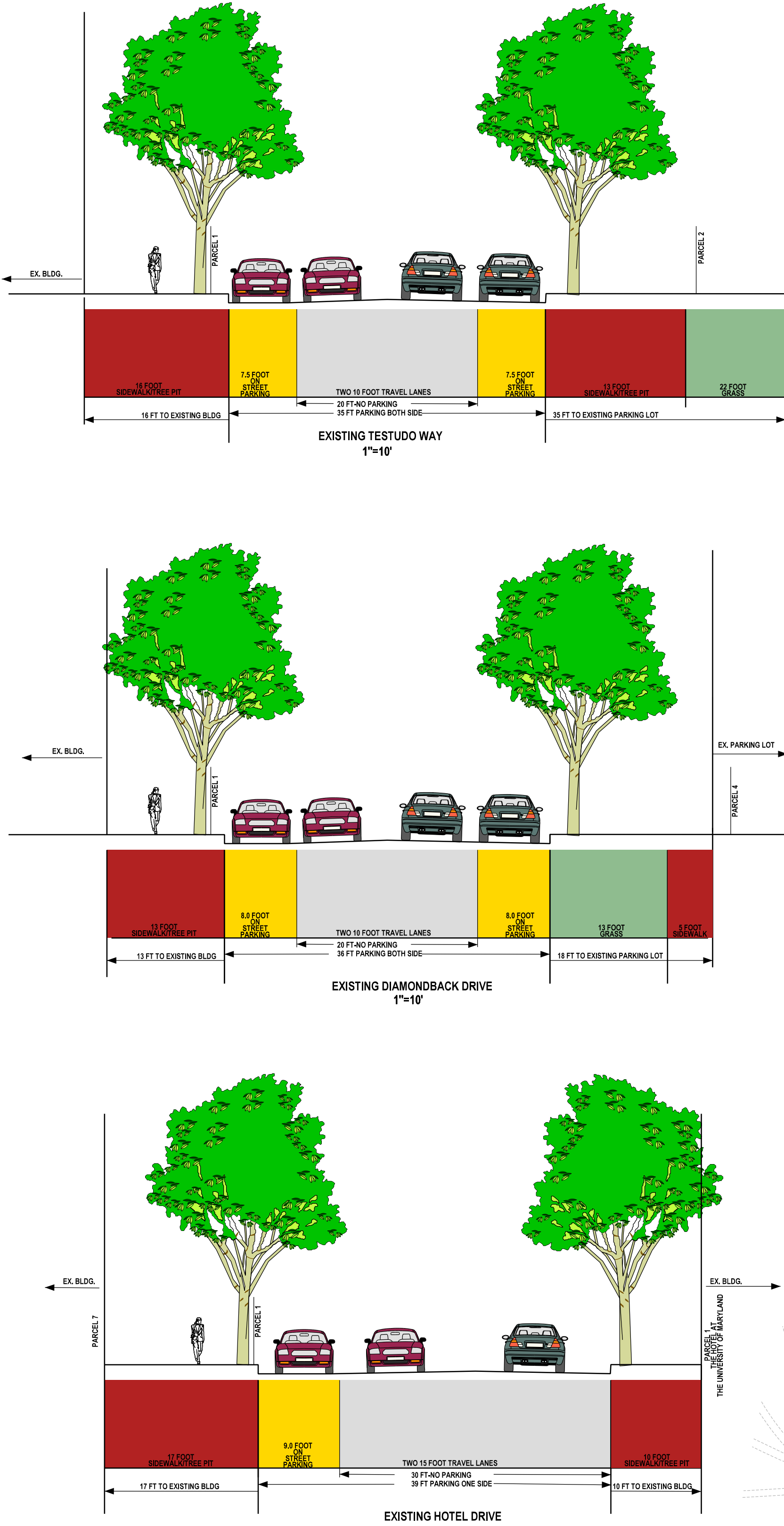
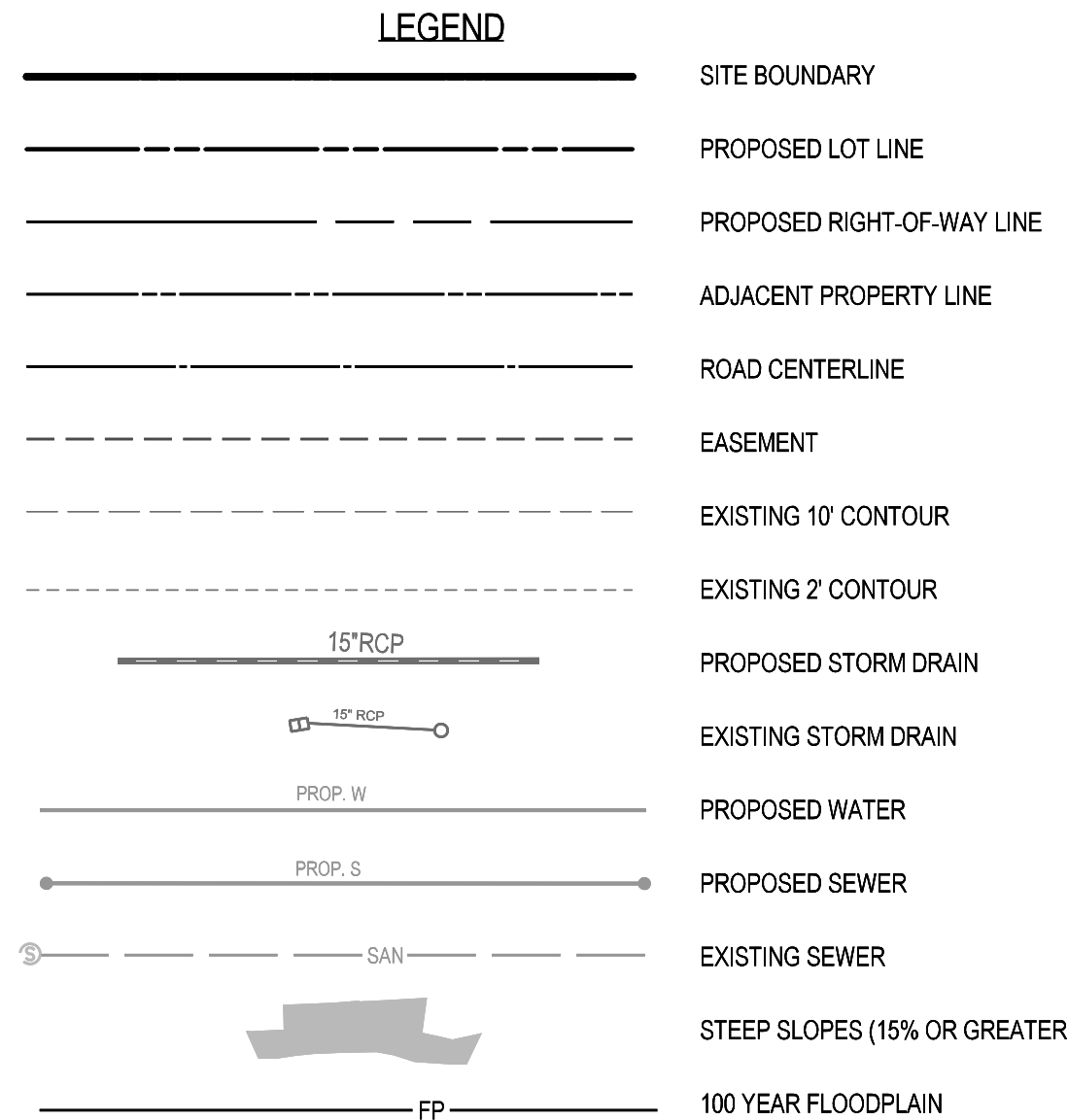


The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). This document was not obtained directly from SOLTESZ, Inc. (SOLTESZ). SOLTESZ, Inc. (SOLTESZ) cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ, Inc. (SOLTESZ). SOLTESZ, Inc. (SOLTESZ) makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

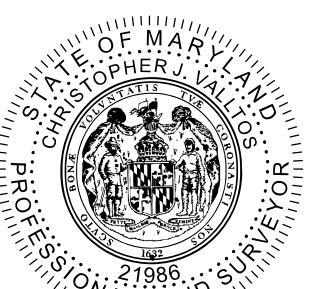


- GENERAL NOTES:
- EXISTING PARCEL 140: LSCM2 F.294
 - TAX MAP & GRID: 33, D3
 - WSSC 200 FT REF: 209NE04
 - PURPOSE OF SUBDIVISION: RESIDENTIAL AND COMMERCIAL
 - PRIOR APPROVALS: DSP-08030, MR-1402F
 - GROSS ACREAGE: 42.91 AC +/-
 - NET ACREAGE: 42.91 AC +/-
 - NET DEVELOPABLE OUTSIDE OF PMA: 42.91 AC +/-
 - ENVIRONMENTAL REGULATED FEATURES: 0.0 AC +/-
 - 100 YEAR FLOODPLAIN: 0.0 AC +/-
 - ROAD DEDICATION: 0.0 ACRES
 - EXISTING ZONING: LTO-E (LOCAL TRANSIT-ORIENTED-EDGE)
 - PRIOR ZONE: MU-UD-O (THIS APPLICATION IS FILED UNDER SECTION 24-1900)
 - PLAN NAME: US 1 CORRIDOR SECTOR PLAN
 - EXISTING USE: INSTITUTIONAL
 - PARCEL 140:
 - PROPOSED USE:
 - PROPOSED NUMBER OF LOTS: 0 LOTS
 - PROPOSED NUMBER OF PARCELS: 9 PARCELS
 - PARCEL 1: 220,000 SF OFFICE AND 20,000 SF COMMERCIAL
 - PARCEL 2: 40,000 SF OFFICE AND 20,000 SF COMMERCIAL
 - PARCEL 3: 214,000 SF OFFICE AND 10,000 SF COMMERCIAL
 - PARCEL 4: 285 UNITS MULTIFAMILY
 - PARCEL 5: 9,599 SF EXISTING BUILDING TO REMAIN
 - PARCEL 6: 315 UNITS MULTIFAMILY
 - PARCEL 7: 297,218 SF EXISTING DWELLINGS TO REMAIN (82 UNITS)
 - PARCEL 8: PRIVATE ROAD
 - PARCEL 9: PRIVATE ROAD
 - PROPOSED NUMBER OF OUTLOTS: 0 OUTLOT
 - PROPOSED DWELLING UNIT BY TYPE: 600 UNITS MULTIFAMILY
 - EXISTING DWELLING UNIT TO REMAIN BY TYPE: 14 FRATERNITY HOUSE, 68 MULTIFAMILY
 - DENSITY PROPOSED: 682 DU/42.91AC= 15.90 DU/AC
 - MINIMUM LOT SIZE REQUIRED: N/A
 - MINIMUM LOT WIDTH AT:
 - FRONT BLDG LINE: N/A
 - FRONT STREET LINE: N/A
 - SUSTAINABLE GROWTH TIER: YES, TIER 1
 - MILITARY INSTALLATION OVERLAY ZONE: NONE
 - CENTER OR CORRIDOR LOCATION: CENTRAL US 1 CORRIDOR
 - EXISTING GFA: 230,821 SF
 - EXISTING GFA TO BE REMOVED: 17,717 SF
 - EXISTING GFA TO REMAIN: 213,104 SF
 - PROPOSED GFA: 524,000 SF
 - TOTAL GFA: 737,104 SF
 - F.A.R. 737,104 SFI/889,160 SF = 0.40 FAR
 - STORMWATER MANAGEMENT CONCEPT # 19969-2022
 - EXISTING WATERSEWER DESIGNATION: W-3 & S-3
 - PROPOSED WATERSEWER DESIGNATION: W-3 & S-3
 - AVIATION POLICY AREA: 6
 - MANDATORY PARK DEDICATION: PROPOSING ON-SITE FACILITIES
 - NO CEMETERIES EXIST ON OR CONTIGUOUS TO PROPERTY
 - THE SUBJECT PROPERTY IS ADJACENT TO THE ROSSBOROUGH INN HISTORIC SITE (68-035-02) AND CONTAINS A DOCUMENTED PROPERTY: 68-035-09 UNIVERSITY OF MARYLAND CENTRAL HEATING PLANT. THIS SUBJECT ALSO ADJACENT TO THE OLD TOWN COLLEGE PARK HISTORIC DISTRICT (64-042-00)
 - TYPE ONE CONSERVATION PLAN: NO
 - SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
 - THERE ARE NO WETLANDS PRESENT ON SITE
 - NO STREAMS ARE PRESENT ON SITE
 - SOILS: BUB, BELTSVILLE-URBAN LAND COMPLEX
 - U: URBAN LAND
 - Uw: URBAN LAND-SASSAFRAS COMPLEX
 - UwB: URBAN LAND-WOODSTOWN COMPLEX
 - THE SOURCE OF THE SOILS INFORMATION: USDA NRCS WEB SOIL SURVEY (WSS)
 - NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST ORGANIZATION.



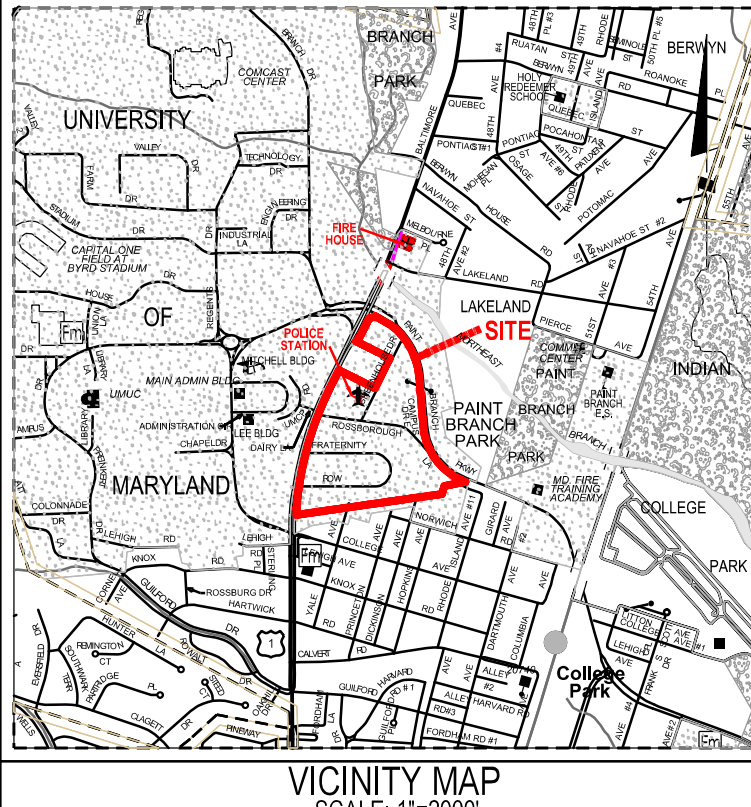
SURVEYOR'S AND ENGINEER'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION AND PROPERTY LINES SHOWN HEREON WERE TAKEN FROM A FIELD RUN BOUNDARY SURVEY.



CHRISTOPHER J. VALLTOS
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21186
EXPIRES: 08/26/24

DATE
8/31/22



SOLTESZ, LLC
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT THE UTILITY AT 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

OWNER

UNIVERSITY OF MARYLAND
MAIN ADMIN BLDG ROOM 0118
UNIVERSITY OF MARYLAND
COLLEGE PARK, MD 20742

DEVELOPER / APPLICANT

BRANDYWINE MD DISCOVERY DISTRICT, LLC
C/O BRANDYWINE REALTY TRUST
1675 INTERNATIONAL DRIVE, SUITE 500
MCLEAN, VA 22102
CONTACT: JOHN NORJEN

PRELIMINARY PLAN OF SUBDIVISION 4-22034

DISCOVERY DISTRICT
PARCEL 140

TAX MAP 33, D3	ZONING CATEGORY: LTO-E
WSSC 200' SHEET 209 NE 04	
SITE DATUM HORIZONTAL: NAD83 VERTICAL:	
1" = 100'	DATE: 2/25/21 DESIGNED: YOR CHECKED: DVB CAD STOPS: NCS 2020 VERSION:
SHEET 1 OF 1	PROJECT NO. 3405-01-00